



Private Cottage

\$105,000

1140 Grindstone Road
T1R7 Wels, Maine
04460



Lifestyle
Properties
of Maine



Nancy Theriault
REALTOR®
(207) 731-9901
nancy@lifestylepropertiesme.com

Located in the low taxed community of Grindstone Twp is a 1 bedroom, 1 bath ranch style cottage on nearly an acre of surveyed land. The comfortable cottage has had a recent general building inspection, and the seller has ticked off several of the items that were noted by the inspector. The electrical has been updated, a new pressure tank for the well pump installed, some plumbing updated and a New Rinnai propane furnace has recently been installed for better heating of this this open concept cottage. The mud room entrance has been refurbished with new insulation, new pine boards on the walls and ceiling which really brighten it up and also has made it a more usable space. This home has a drilled well and septic system with leach field.

The house is built on blocks and is capable of year-round habitation. The bones of the cabin are very good. The lot itself is nearly an acre in size and has nice frontage on a seasonal tributary stream that flows into the east branch of the Penobscot River a few hundred feet from the property.



**SCAN THE
QR CODE
TO VIEW
THE FULL
PROPERTY
DETAILS &**

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Local Contacts

Police

Penobscot County Sheriff

Fire

Medway Fire Dept

Town Office

LUPC Office
(207) 485-8354

Tax Assessor

State of Maine
(207) 624-5600

Code Enforcement

LUPC
(207) 746-3500

School District

East Millinocket Schools
45 North Street
(207) 746-3500

Proximity

Shopping

East Millinocket, 8± miles

City

Bangor, 65± miles

Airport

Bangor International, 65± miles

Interstate

Exit #244, 6± miles

Hospital

MRH, 15± miles

Boston, MA

300± miles (4± hours)

Property Specifics

Trash Removal

Medway

Electric Company

Versant

Heating Company

Bragdon

Water/Sewer

Private

Internet Provider/Speed

Limited

Mature trees provide shade in the summer and a wind break in the winter for the cabin. This cottage is located on RTE 11 North in Grindstone TWP 5.2 miles from the intersection of RTE 157 in Medway, ME and less than 6 miles from Interstate 95 exit 244. RTE 11 is a well-maintained road with year round access.

Frequent visitors to this country home are deer, moose, beaver and river otters. This is a great location to view wildlife. Across the road from the property is a logging road that goes back into an area that is very good hunting. I have seen moose, bear, deer and grouse in that patch of woods that you can walk to that from the property.

If you are looking for a comfortable ranch style cabin in a quiet country setting, this is a great one to view. Whether you are looking for a vacation home or a place to retire to, this property is a good one for that. Nearby you will find Penobscot River Trails, which is a preserve that is free to the public with walking, biking and cross-country ski trails. Just up the road is the Katahdin Woods & Waters National Monument as well as the northern entrance to Baxter State Park. This property is located on the Katahdin Woods and Waters National Scenic Byway. This is a great area for 4 Season recreation and is nearby this comfortable cabin. Call today to arrange your personal viewing of 1140 Grindstone Road.





1140 Grindstone Road, T1R7 Wells

Year Built

1977

Square Foot

924

Bedrooms

One

Bathrooms

One

Flooring

Carpet | Laminate | Wood

Garage

N/A

LISTING PRICE

Acres 0.93± \$105,000 Taxes \$461.32

Water

Private

Sewer

Private

Roof

Metal

Heating

Direct Vent Furnace

Cooling

None

View

Scenic | Trees

Zoning

Rural

Road Frontage

Yes | 173'

Water Frontage

East Branch | 324'

Grindstone-1140 Grindstone Twp
Maine, 0.93 AC +/-



United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

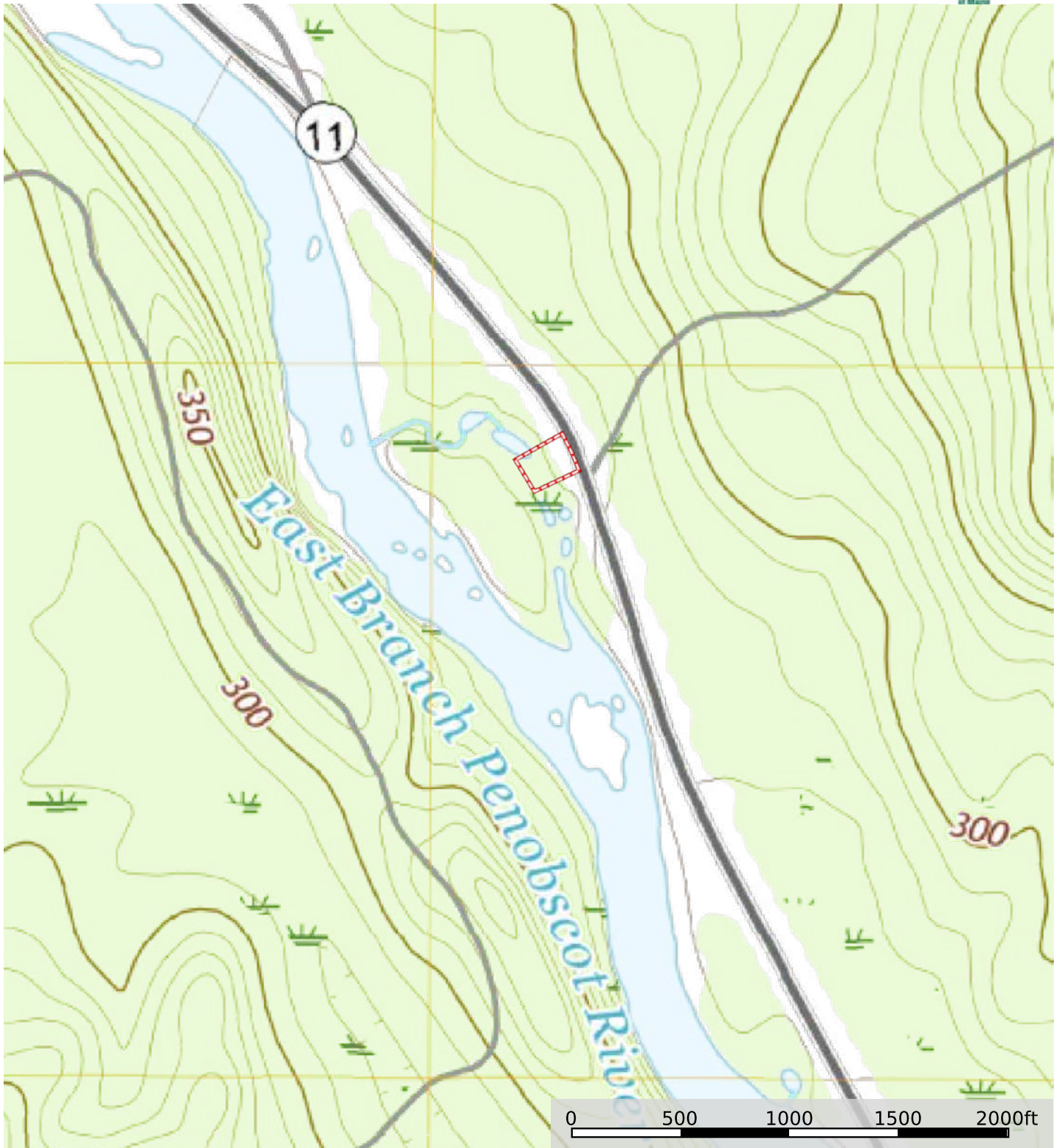
113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

www.landbrothers.com

Grindstone-1140 Grindstone Twp
Maine, 0.93 AC +/-



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113 West Broadway

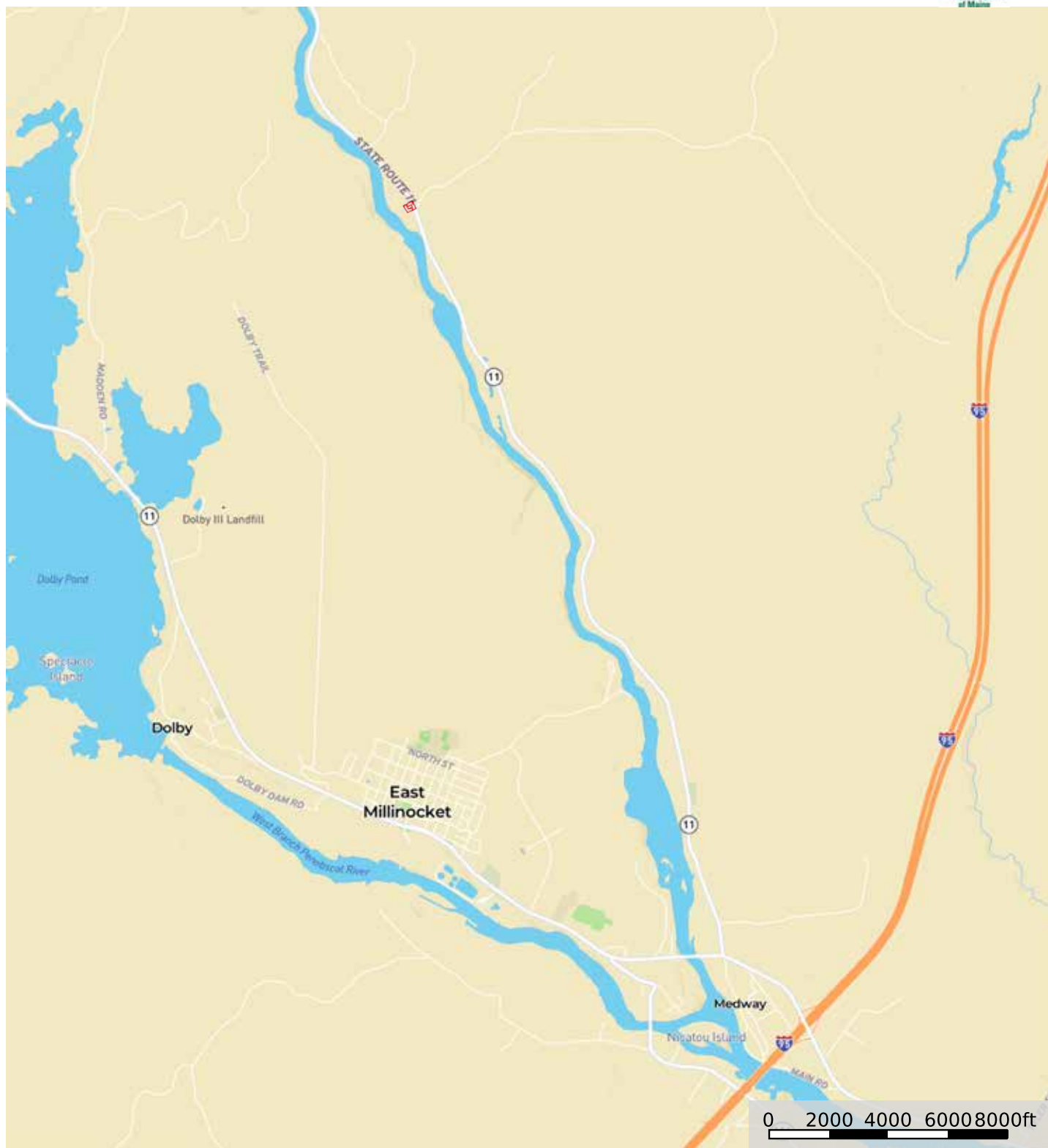


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Grindstone-1140 Grindstone Twp

Maine, 0.93 AC +/-



Boundary

United Country Lifestyle Properties of Maine

P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Shannon Delgado, Erin Cesnickas (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 1140 Grindstone Road, Grindstone TWP, ME 04460

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (**check one below**):
 _____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
 (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
 (e) Buyer has (**check one below**):
 _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

- (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____	<div style="text-align: right;"><i>Shannon Delgado</i></div> <div style="text-align: right;">08/22/2023</div> <div style="text-align: right;">Seller Shannon Delgado _____ Date _____</div> <div style="text-align: right;"><i>Erin Cesnickas</i></div> <div style="text-align: right;">08/23/2023</div> <div style="text-align: right;">Seller Erin Cesnickas _____ Date _____</div>
Buyer _____ Date _____	Seller _____ Date _____
Buyer _____ Date _____	Seller _____ Date _____
Agent _____ Date _____	<div style="text-align: right;"><i>Nancy Theriault</i></div> <div style="text-align: right;">08/22/2023</div> <div style="text-align: right;">Agent Nancy Theriault _____ Date _____</div>



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PROPERTY LOCATED AT: **1140 Grindstone Road, Grindstone TWP, ME 04460****PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I – WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): _____ ☐ N/A ☐ Yes ☒ No ☐ Unknown

Quantity: _____ ☐ Yes ☒ No ☐ Unknown

Quality: _____ ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? _____ ☒ Yes ☐ No

If Yes, Date of most recent test: **07/18/2023** Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? _____ ☒ Yes ☐ No

If Yes, are test results available? _____ ☒ Yes ☐ No

What steps were taken to remedy the problem? **Coliform Bacteria/well shocked 8/05/23**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **10 feet in front of front door of cabin**

Installed by: **unknown**

Date of Installation: **August 25, 2023**

USE: Number of persons currently using system: **1**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **system needs a larger pressure tank that is on order & will be installed prior to closing**

Source of Section I information: **sellers, observation, lab report**

Buyer Initials _____

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Seller Initials **SD**

EC

PROPERTY LOCATED AT: 1140 Grindstone Road, Grindstone TWP, ME 04460

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected? _____ ☐ Yes ☐ No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunctions? _____ ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Left of the driveway at the end of the cabin between 2 trees OR ☐ Unknown

Date installed: unknown Date last pumped: unknown Name of pumping company: _____

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: unknown Name of company servicing tank: unknown

Leach Field: _____ ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: unknown Installed by: unknown

Date of last servicing of leach field: unknown Company servicing leach field: unknown

Have you experienced any malfunctions? _____ ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? _____ ☐ Yes ☐ No

Is System located in a Shoreland Zone? _____ ☐ Yes ☒ No ☐ Unknown

Comments: sellers have never lived here

Source of Section II information: sellers, previous disclosure

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PROPERTY LOCATED AT: 1140 Grindstone Road, Grindstone TWP, ME 04460

SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood Stove			
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown			
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☐ No ☐ Unknown

Are all sleeved? ☐ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

 If Yes, are they lined: ☐ Yes ☐ No ☒ Unknown

 Is more than one heat source vented through one flue? ☐ Yes ☐ No ☒ Unknown

 Had a chimney fire: ☐ Yes ☐ No ☒ Unknown

 Has chimney(s) been inspected? ☐ Yes ☐ No ☒ Unknown

 If Yes, date: _____

 Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ☐ Yes ☐ No ☐ Unknown

 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

 If Yes, date: _____

Comments: NEW Rinnai Direct Propane Heater has been ordered to be installed before closing

Source of Section III information: _____

SECTION IV — HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

 If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

 If no longer in use, how long have they been out of service? _____

 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

 Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

 Age of tank(s): _____ Size of tank(s): _____

 Location: _____

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Seller Initials SD

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PROPERTY LOCATED AT: **1140 Grindstone Road, Grindstone TWP, ME 04460**

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: **Sellers**

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ☐ Yes ☐ No ☐ Unknown

Comments: **Sellers have not lived in home**

Source of information: **Sellers**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: **Home does not have a basement**

Source of information: **Sellers**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☒ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Sellers**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☐ No ☒ Unknown

Comments: **Sellers have never lived in this home**

Source of information: **Sellers**

Buyer Initials _____

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Seller Initials **SD**

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PROPERTY LOCATED AT: 1140 Grindstone Road, Grindstone TWP, ME 04460

F. LEAD-BASED PAINT/PAINT HAZARDS — *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ No

Comments: front steps and deck

Source of information: Sellers, observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Buyer Initials _____

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Seller Initials SD

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PROPERTY LOCATED AT: **1140 Grindstone Road, Grindstone TWP, ME 04460**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) ☐ Yes ☐ No ☐ Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane tank from Bragdon Energy**

Year Principal Structure Built: **1977**

What year did Seller acquire property? **2002**

Roof: Year Shingles/Other Installed: **2010 metal roof installed**

Water, moisture or leakage: **none noted**

Comments: **estimate on the date the home was built.**

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☐ Unknown

Comments: **crawl space**

Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **100 amp service**

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing – Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☐ No ☒ Unknown

Comments: **none found on recent home inspection**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **oil spill from oil tank on the ground was reported to DEP and**

DEP mitigated the problem, removed top soils & replaced with new soil completed 8/07/23

Comments: **oil tank is being removed by Bragdon Energy when Propane furnace installed 9/23**

Source of Section V information: **Sellers**

Buyer Initials _____

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Seller Initials **SD**

EC

PROPERTY LOCATED AT: 1140 Grindstone Road, Grindstone TWP, ME 04460

SECTION VI — ADDITIONAL INFORMATION

Recent home inspection completed by sellers 07/18/23. The sellers have never lived at this location.

Mudroom has just been renovated with new insulation and new pine walls and ceiling. Electrical outlets updated with GFIs as recommended by Home inspector.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Shannon Delgado 08/25/2023
SELLER DATE
Shannon Delgado

Erin Cesnickas 08/25/2023
SELLER DATE
Erin Cesnickas

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE



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QUITCLAIM DEED WITH COVENANT

WILLIAM E. MYERS, with a mailing address is 1140 Grindstone Road, Grindstone TWP, Penobscot County, ME 04460, for consideration paid, hereby grants to **WILLIAM E. MYERS**, with a mailing address is 1140 Grindstone Road, Grindstone TWP, Penobscot County, ME 04460, **SHANNON C. DELGADO**, with a mailing address of 87 Mount Vernon Avenue, Melrose, Middlesex County, MA 02176 and **ERIN K. CESNICKAS**, with a mailing address of 2 Ford Street, Worcester, Worcester County, MA 01605, **AS JOINT TENANTS** with **QUITCLAIM COVENANT**, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in Grindstone (Township 1, Range 7 W.E.L.S.), Penobscot County, Maine, and being more particularly bounded and described as follows, to wit:

Lot 5 as laid down on a Subdivision Plan, Grindstone (T1 R7) for Webber Timberlands dated December 11, 1989 and recorded in the Penobscot County Registry of Deeds in Map File D83-90.

This conveyance is subject to, or there is excepted from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all navigable flowing rivers, and the property underlying said rivers, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said rivers, or the property underlying said rivers, including the land lying between the high and low water lines, which may abut the premises conveyed herein.

For Grantor's source of title, see Quitclaim Deed from David E. Sargent to William E. Myers, dated May 3, 2002, recorded in Penobscot Registry of Deeds in Book 8188, Page 195.

This conveyance is also made subject to any and all easements of record affecting the described premises.

Witness my hand and seal this 16th day of July, 2012.

William E. Myers
William E. Myers

STATE OF MAINE

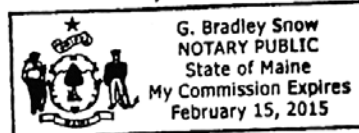
PENOBSCOT, ss.

July 12, 2012

Personally appeared the above-named William E. Myers and acknowledged under oath the foregoing instrument to be his free act and deed.

Before me,

G. Bradley Snow
G. Bradley Snow, Notary Public



No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE.

Susan F. Ruby
Register of Deeds



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.